

PETITION FOR ZONING VARIANCE # 260

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
89-327-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 111.1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Most of this historic Church property predates by many years, the adoption of the Baltimore County Zoning Regulations.
2. The placement of the existing building reflects the rural character of the area when the education center was constructed in 1963 well prior to current setback requirements.
3. Due to the configuration of the site and the placement of existing structures, particularly difficult and unreasonable hardship would certainly result if the above variances were not granted.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): The Trustees of Mount Carmel Methodist Episcopal Church

(Type or Print Name) (Type or Print Name)

Signature: Allen L. Turnbaugh, Chairman

Address: (Type or Print Name)

City and State: Signature

Attorney for Petitioner: Mount Carmel Road at

Stephen J. Nolan, Esq. (Type or Print Name)

Address: 300 E. Joppa Road Suite 1105

Towson, Maryland 21204

Attorney's Telephone No.: 823-7800

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of January, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of January, 1989, at 10:30 a.m.

J. Robert Haines, Zoning Commissioner of Baltimore County.

(over)

Petitioner requests a variance from each of the following sections:

- 1) Section 409.8A.2 to allow for an existing gravel parking lot.
- 2) Section 409.4.C to allow for a twenty (20) foot aisle width in the gravel parking lot in lieu of the required twenty-two (22) feet.
- 3) Section 409.8A.4 to allow for a three (3) foot parking lot to future street right-of-way line setback for the existing macadam parking lot, in lieu of the required ten (10) feet.
- 4) Section 409.8A.6 to permit no required striping of spaces to allow for unstriped parking lots.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 5th Date of Posting: 1-17-89

Posted for: 14 days

Petitioner: The Trustees of Mount Carmel Methodist Episcopal Church

Location of property: 300 E. Joppa Road at Mt. Carmel Road, Mt. Carmel Road, Towson, Maryland 21204

Location of Sign: 300 E. Joppa Road at Mt. Carmel Road, Mt. Carmel Road, Towson, Maryland 21204

Remarks: 14 days

Posted by: J. Robert Haines

Number of Signs: 2

LAW OFFICES
NOLAN, PLESHOFF & WILLIAMS
SUITE 1105, HAMPTON PLAZA
300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204-3012
(301) 823-7800
TELEFAX (301) 288-2765
January 12, 1989

HAND DELIVERY
Honorable J. Robert Haines
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Item No. 260
Petitioner: The Trustees of Mount Carmel Methodist Episcopal Church
Request for Expedited Hearing

Dear Commissioner Haines:

On December 20 and 21, 1988, this office had the privilege of filing a Petition for Special Exception and Petition for Zoning Variance on behalf of Mount Carmel United Methodist Church, which has been located at Mount Carmel and Pretty Boy Roads since 1851. The Church desires to build a one family parsonage and therefore it needs confirmatory zoning.

By your letter dated November 2, 1988 to Mrs. Carol S. Warner, the Chair of the Church's Building Committee (copy enclosed), you provided the Church with important assistance and guidance concerning its plans.

On behalf of the Church, we are respectfully requesting that this case be assigned to the earliest possible hearing date which the Commissioner's docket will permit. In light of the fact that Mrs. Warner has checked with local community groups and she does not anticipate any opposition, I estimate the hearing will take approximately 45 minutes.

Thank you for your consideration of this request.

Very truly yours,
Stephen J. Nolan

SJN/emd
cc: Mrs. Carol S. Warner, Chair
Building Committee
Reverend Elizabeth M. Goode

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 26, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan. 26, 1989.

THE JEFFERSONIAN
TOWSON TIMES.

S. Zube Olson
Publisher

PO 09017
NY 112510
case 89-327-XA
price \$123.87

4
39
05-13-05220

TRANQUIL FOR HEARING FILE 89-327-XA

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

Building Address: 17036 Pretty Boy Dam Rd
Owner Name: Mt Carmel United Methodist Church
Mailing Address: 17038 Pretty Boy Dam Rd

TRANSFEE: The Roy Bosley Construction Co.
DESCRIPTION: 1500 sq ft Parsonage

A. TYPE OF IMPROVEMENT
1. NEW BUILDING CONSTRUCTION
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING/DEMOLITION NO. UNITS DEDUCTED
6. MOVING
7. OTHER

B. OWNERSHIP
1. PRIVATELY OWNED
2. PUBLICLY OWNED

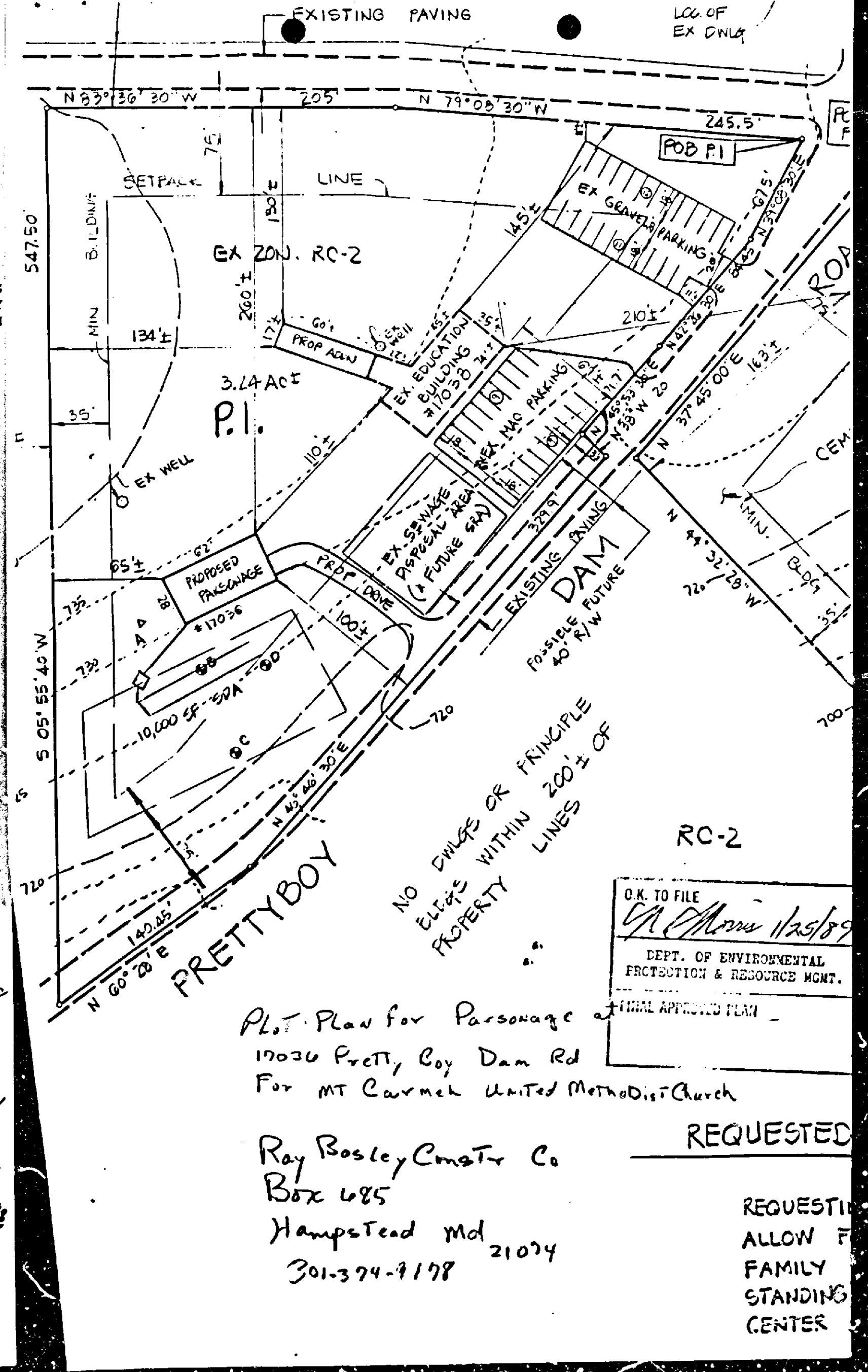
C. TYPE OF USE
1. RESIDENTIAL
2. NON-RESIDENTIAL

D. TYPE OF CONSTRUCTION
1. MAHONEY
2. WOOD FRAME
3. CONCRETE
4. STEEL
5. TYPE OF HEATING FUEL
6. TYPE OF SEWAGE DISPOSAL

E. RESIDENTIAL ONLY
1. SINGLE FAMILY UNITS
2. MULTI-FAMILY UNITS

F. DIMENSIONS
1. LOT
2. BUILDING

G. PERMIT FEE
1. PERMIT FEE
2. OCCUPANCY FEE



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance
CASE NUMBER: 89-327-XA
55 Mount Carmel Road at Pretty Boy Dam Road
5th Election District - 3rd Councilmanic
Petitioner(s): The Trustees of Mount Carmel Methodist Episcopal Church
HEARING SCHEDULED: THURSDAY, FEBRUARY 16, 1989 at 10:30 a.m.

Special Exceptions: A church, a one-family parsonage and a free standing multi-purpose education center and proposed addition.
Variance to allow for an existing gravel parking lot; to allow for a twenty foot aisle width in the gravel parking lot in lieu of the required twenty-two feet; to allow for a three foot parking lot to future street right-of-way line setback for the existing macadam parking lot, in lieu of the required ten feet; to permit no required striping of spaces to allow for unstriped parking lots.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

Zoning Commissioner of
Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 1/31/89

The Trustees of Mount Carmel Methodist Episcopal Church
Mount Carmel Road at Pretty Boy Dam Road
Parkton, Maryland 21120

ATTN: ALLEN L. TURNBAUGH

Re: Petitions for Special Exception and Zoning Variance
CASE NUMBER: 89-327-XA
55 Mount Carmel Road at Pretty Boy Dam Road
5th Election District - 3rd Councilmanic
Petitioner(s): The Trustees of Mount Carmel Methodist Episcopal Church
HEARING SCHEDULED: THURSDAY, FEBRUARY 16, 1989 at 10:30 a.m.

Gentlemen:

Please be advised that \$153.87 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
Zoning Commissioner of
Baltimore County

JRH:gs
cc: Stephen J. Nolan, Esq.
File

Plot Plan for Parsonage at
17036 Pretty Boy Dam Rd
For Mt Carmel United Methodist Church

Ray Bosley Constr Co
Box 485
Hamptstead Md 21074
301-374-9178

REQUESTED

REQUEST
ALLOW
FAMILY
STANDING
CENTER

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

January 17, 1989



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 210, 259, 260, 261, 262, 263, and 265.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

89-327-XA
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
4th day of January, 1989

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Allen L. Turnbaugh
Petitioner's Attorney: Stephen J. Nolan, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: J. Robert Haines
Zoning Commissioner
Date: February 13, 1989
From: Pat Keller, Deputy Director
Office of Planning and Zoning
Subject: Zoning Petition Nos. 89-327-XA (Mt. Carmel Meth.); 89-329-A
(Capital Homes) and 89-341-A (Kosko)

The Office of Planning and Zoning has no comment on the above petitions.

PK/sf

RECEIVED
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 3, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS

BUREAU OF ENGINEERING
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Stephen J. Nolan, Esquire
300 E. Joppa Road
Towson, MD 21204

RE: Item No. 260, Case No. 89-327-XA
Petitioner: Allen L. Turnbaugh
Petition for Zoning Variance & Special Exceptions

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Allen Turnbaugh, Chairman
Mt. Carmel Rd. & Pretty Boy Dam Rd
Parkton, MD 21120

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3553

J. Robert Haines
Zoning Commissioner

February 22, 1989

Stephen J. Nolan, Esquire
300 E. Joppa Road, Suite 1105
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
S/S Mt. Carmel Road at Pretty Boy Dam Road
5th Election District - 3rd Councilmanic District
The Trustees of Mt. Carmel Methodist Episcopal Church - Petitioners
Case No. 89-327-XA

Dear Mr. Nolan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:mjs

cc: People's Counsel

File



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

January 11, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Mount Carmel United
Methodist Church
Zoning meeting 1/3/89
S/S Mount Carmel Road
MD 137
at Pretty Boy Dam Road
Ite #260

Dear Mr. Haines:

After reviewing the submittal for a Special Exception for a church, a one family parsonage and free standing multi-purpose education center, and a proposed addition, we have the following comments:

A future 80' right-of-way (40' half section), on Mount Carmel Road must be shown on the plan.

It is requested this revision be made prior to a hearing date being set.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Gregory J. Mills, Jr.
Gregory J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB/es

cc: McKee and Associates Inc.
Mr. J. Ogle

RECEIVED
JAN 13 1989
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Nationwide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 260, Zoning Advisory Committee Meeting of

Property Owner: Trustees of Mt. Carmel Methodist Episcopal Church

Location: S/S Mt. Carmel Rd. at Pretty Boy Dam Road District: 5

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been conducted. The results are valid until Sept. 26, 1991.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until 10/30/91.
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3990.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others: A relative organic analysis of water supply serving process will be required prior to release of the design certificate.

A. D. Enoch

Baltimore County
Fire Department
Towson, Maryland 21204
344-4540

Paul H. Remick

January 12, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: The Trustees of Mt. Carmel Methodist Episcopal Church
Location: Mt. Carmel Rd. at Pretty Boy Dam Road

Item No.: 260

Zoning Agenda: Meeting of 1/3/89

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

*Water for fire protection shall be provided in accordance with the Urban Guide for Fire Prevention and Control Master Planning.

REVIEWER: *Paul H. Remick* 1-16-89
Planning Section
Special Inspection Division
NOTED & APPROVED: *Paul H. Remick*
Fire Prevention Bureau

/s/

December 19, 1988

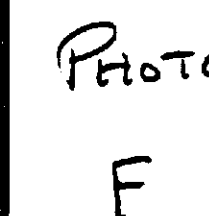
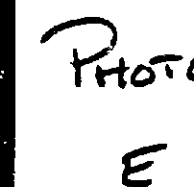
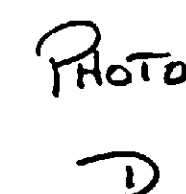
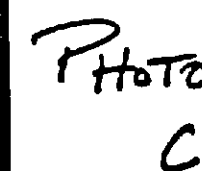
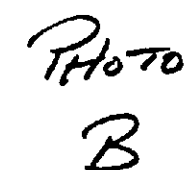
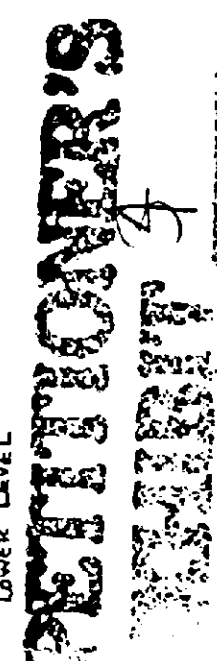
DESCRIPTION OF MOUNT CARMEL
UNITED METHODIST CHURCH PROPERTY
PARCEL ONE AND PARCEL TWO
FIFTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the first at a point, being the intersection of the westerly side of Prettyboy Dam Road and the southerly most side of Mount Carmel Road thence North 79° 08' 30" West 245.5 feet to a point; thence North 83° 36' 30" West 205 feet to a point; thence South 05° 55' 40" West 547.50 feet to a point; thence North 60° 28' East 140.45 feet to a point; thence North 46° 46' East 329.9 feet to a point; thence North 38° West 20 feet to a point; thence North 45° 53' 30" East 71.7 feet to a point; thence North 42° 26' 30" East 84.45 feet to a point; thence North 39° 08' 30" East 67.5 feet to the point of beginning.

Containing 3.240 acres of land more or less.

Beginning for the second at a point, being the intersection of the easterly most side of Prettyboy Dam Road and the southerly most side of Mount Carmel Road thence South 80° 48' 58" East 108.07 feet to a point; thence with a curve to the right having a radius of 300.00 feet and an arc length of 324.83 feet being subtended by a chord being South 89° 47' 48" East 309.20 feet to a point; thence South 58° 04' 07" West 347.8 feet to a point; thence North 42° 26' 30" East 84.45 feet to a point; thence North 39° 08' 30" East 67.5 feet to the point of beginning.

Containing 2.957 acres of land more or less.



PETITIONER(S) SIGN-IN SHEET

ADDRESS
300 E. JOPPA RD. STE 1105
TOWSON 21204-3095

7003-N 21204-3075 21155
 16815 FALLS RD Upper MD 21155
 Box 655 Hampstead MD 21274
 119 Chermouth Rd Lutherville 21094
 4 Quail Hill Ct Parkton MD 21226
 4 Quail Hill Ct Parkton MD 21226
 10300 Mill Pt Upper MD 21155
 1971 Mill Pt Parkton MD 21220
 10300 Mill Pt Upper MD 21155
 21415 1/2 Pine St Rd 21126
 16319 Larchmont Rd Upper MD 21155
 16319 Larchmont Rd Upper MD 21155
 16319 Larchmont Rd Upper MD 21155
 16814 Howard Rd Upper MD 21155
 17300 Basil Lane Rd Parkton MD
 17450 Sandland Rd Parkton MD
 17200 Pottery Hill Rd Parkton MD
 7041394 Cardinal Rd Upper MD 21155
 17016 Pottery Hill Rd Parkton MD 21220
 17016 Pottery Hill Rd Parkton MD 21220
 17117 Old Country Rd Parkton MD 21220
 16604 Dunbar Rd Sparks MD 21152
 17117 Old Country Rd Parkton MD 21220
 17117 Old Country Rd Parkton MD 21220

PETITIONER(S) SIGN-IN SHEET

ADDRESS

2375 Runyon Mill Rd Sparks MD, 21152
1211 Patterson Ave B, Pkettin MD, 21120
17301 Patterson Pkettin Rd Pkettin MD 21120
13 Patterson Gorth Pkettin MD 21120
1211 Falls Rd Pkettin MD 21120
1211 Falls Rd Pkettin MD 21120
1211 Falls Rd Pkettin MD 21120
5 Millard RD Mount Valley MD
1 Mc Kee & Assoc Inc,

CITIZENS' ALLIANCE OF NORTHERN BALTIMORE COUNTY, INC
PARKTON, MARYLAND 21120

January 13, 1989

**PETITIONER'S
EXHIBIT 5**

Re: Item 89-327-XA
#260

Zoning Commission
Zoning Office, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

I am writing concerning the Special Exception, 89-327 proposed by the Trustees of Mount Carmel Methodist Episcopal Church. The Trustees make this request to obtain Special Exception for the addition of a one family parsonage, an addition to the Education Center, and a variance for an existing parking lot and other changes to the existing parking facilities at their property at Mount Carmel and Pretty Boy Dam Roads.

The Board of the Citizens Alliance considered these issues at its' regular meeting on January 18, 1989 and agreed that the Alliance has no objection to the changes proposed or the parking variance.

We support your favorable consideration of their request at the hearing on February 16, 1989.

We support your favorable consideration of their request at the hearing on February 16, 1989.

We support your favorable consideration of their request at the hearing on February 16, 1989.

Sincerely yours,

William B. Landis
President

WBL:enl

cc: Ms. Carol Warner
16815 Falls Road
Upperco, Maryland 21155

RECEIVED
FEB 24 1969
ZONING OFFICE

ZONING OFFICE

PETITIONER'S
EXHIBIT 6

1. Bruce G. Douck
2. Wayne Harrison
3. Volly Horner
4. Emma L. Taylor
5. Earl W. Schmeiss
6. Diana G. Harrison
7. Cae A. Hickley
8. Clara Mae Hickey
9. Gladys F. Burns
10. Ethel Jones
11. O. E. Clemm
12. Shary B. Clemm
13. Jean T. Ferguson
14. Art Ferguson
15. Nancey Brinker
16. Virginia Spach
17. Cade W. Offner
18. Melba Wright
19. Evelyn M. Kieck
20. Paul Villa
21. Nancy Helt
22. Thelma Duncan
23. Leon Winkler
24. Markie Duncan
25. Gustafson, Ken & Co.
26. Betty F. Smith
27. Marlene R. Smith

7 PARKWAY Ct. MONROE, Md 21111
 1404 WALKER RD. FROSTOWN MD 21052
 1541 S/OAK RD. Sparks, MD 21152
 1615 WHITE HILL RD. WHITE HILL, MD 21151
 19716 Middlestown Pl. Friesland, MD 21055
 1404 Walker Rd. Friesland, Md 21055
 1300 Conhart Rd., Monkton, Md. 21111
 525 Safford Lane Monkton, Md. 21111
 4112 Everett Road Monkton, Md. 21111
 410 Everett Rd., Thurston, Md. 21111
 16223 Conhart Pk. La. Monrovia 40211
 16023 Conhart Way 1 - Monrovia, Md 21111
 12115 Prettyboy Dam Rd. Parkton, Md 21111
 17215 Pretty Boy Dam Rd. Parkton, Md 21111
 17118 Prettyboy Dam Rd. Parkton, Md. 21111
 17534 Falls Rd. Repperton, Md. 21153
 1316 Daring Rd., Parkton, Md 21120
 16003 DAVIS RD, SPARKS, MD 21152
 2907 Gracey Lane N.E. Parkton, Md. 21111
 11717 McDaniel Rd. Parkton, MD 21120
 11211 Rayville Rd. Parkton, MD 21111
 17211 Hunter Green Rd. Repperton, Md -
 2307 McDaniel Rd. Parkton, Md 21120
 17211 Hunter Green RD UPRKOWN MD 21152
 16574 DAVIS RD, SPARKS, MD 21152
 16701 YOUNG RD SPARKS MD 21152
 16574 DAVIS RD SPARKS MD 21152

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

November 2, 1988



Dennis F. Rasmussen
County Executive

Ms. Carol S. Warner, Chairman
Building Committee
The Ray Bosley Construction Co.
Box 685
Hampstead, Maryland 21074

RE: Proposed Parsonage
Mt. Carmel United Methodist Church
S/Side of Mt. Carmel Road at Pretty
Boy Dam Road
5th Election District

Dear Ms. Warner:

This correspondence references your submitted letter and site plans received by this office on October 25, 1988 and the subsequent meeting held with you on November 2, 1988.

The current zoning of the above-mentioned location is R.C.-2 (Resource Conservation - Agricultural Protection) which permits churches or schools by Special Exception; since such a hearing has not been held, the current use of the property is considered nonconforming and the limitation on this property as stated in Section 104 of the Baltimore County Zoning Regulations (enclosed) restricts any development to a 25% extension (the proposed parsonage represents a 30% increase).

In order to obtain zoning approval of proposed improvements to this site, either a Special Hearing to establish the nonconforming status and a determination by the Zoning Commissioner to allow a parsonage, or a Special Exception Hearing to permit a church, school and parsonage on the site would be required with the strong suggestion by this office that the latter course be followed.

PETITIONER'S
STATEMENT

Mt. Carmel United Methodist Church
November 2, 1988
Page 2

You have been supplied with the required forms and checklists to request a public hearing and this office will be happy to assist you in any way possible. Should you need further assistance, please do not hesitate to contact me at 387-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

John L. Lewis
BY: JOHN L. LEWIS
Planning & Zoning Associate III

JLL/cer

Section 104--NONCONFORMING USES [B.C.Z.R., 1955.]

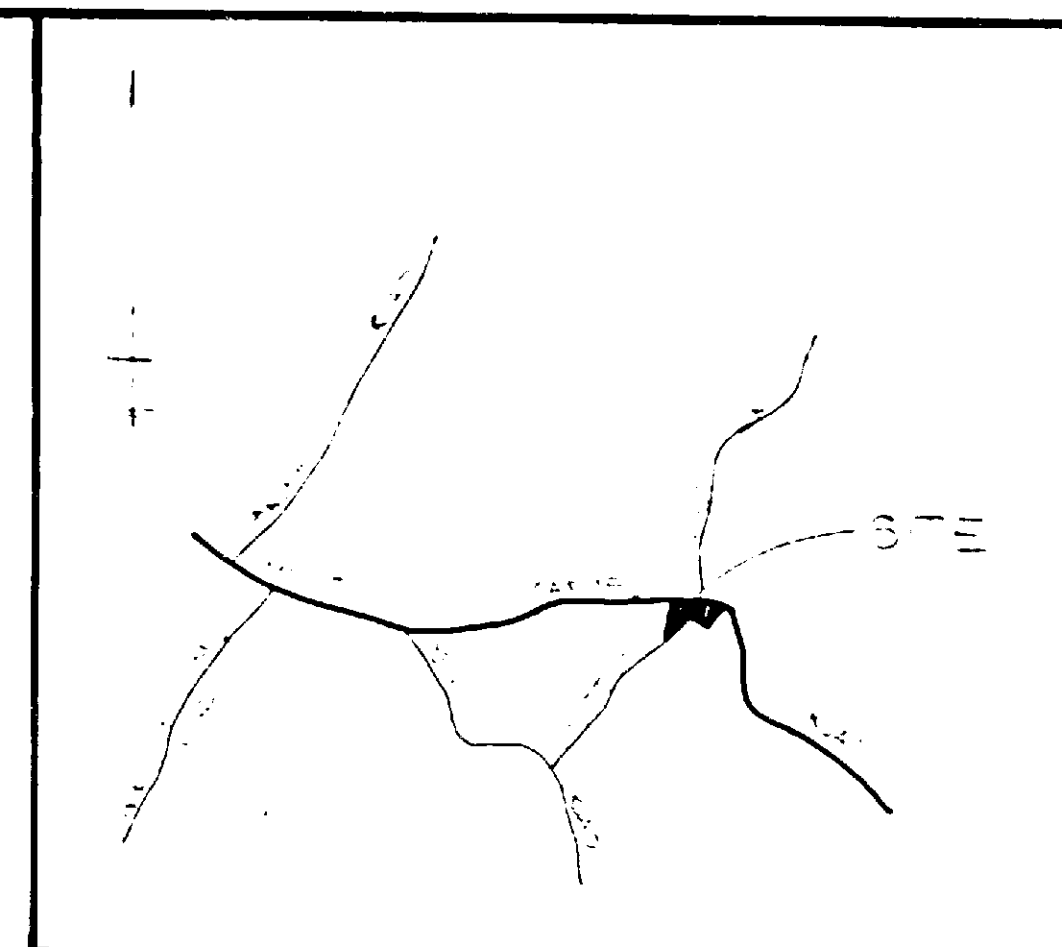
104.1--A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75) per cent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used. [B.C.Z.R., 1955; Bill No. 18, 1976.]

104.2--Exception. Any contrary provision of these regulations notwithstanding, an office building that was authorized by grant of a special exception and that becomes damaged to any extent or destroyed by casualty may be fully restored in accordance with the terms of the special exception. [Bill No. 167, 1980.]

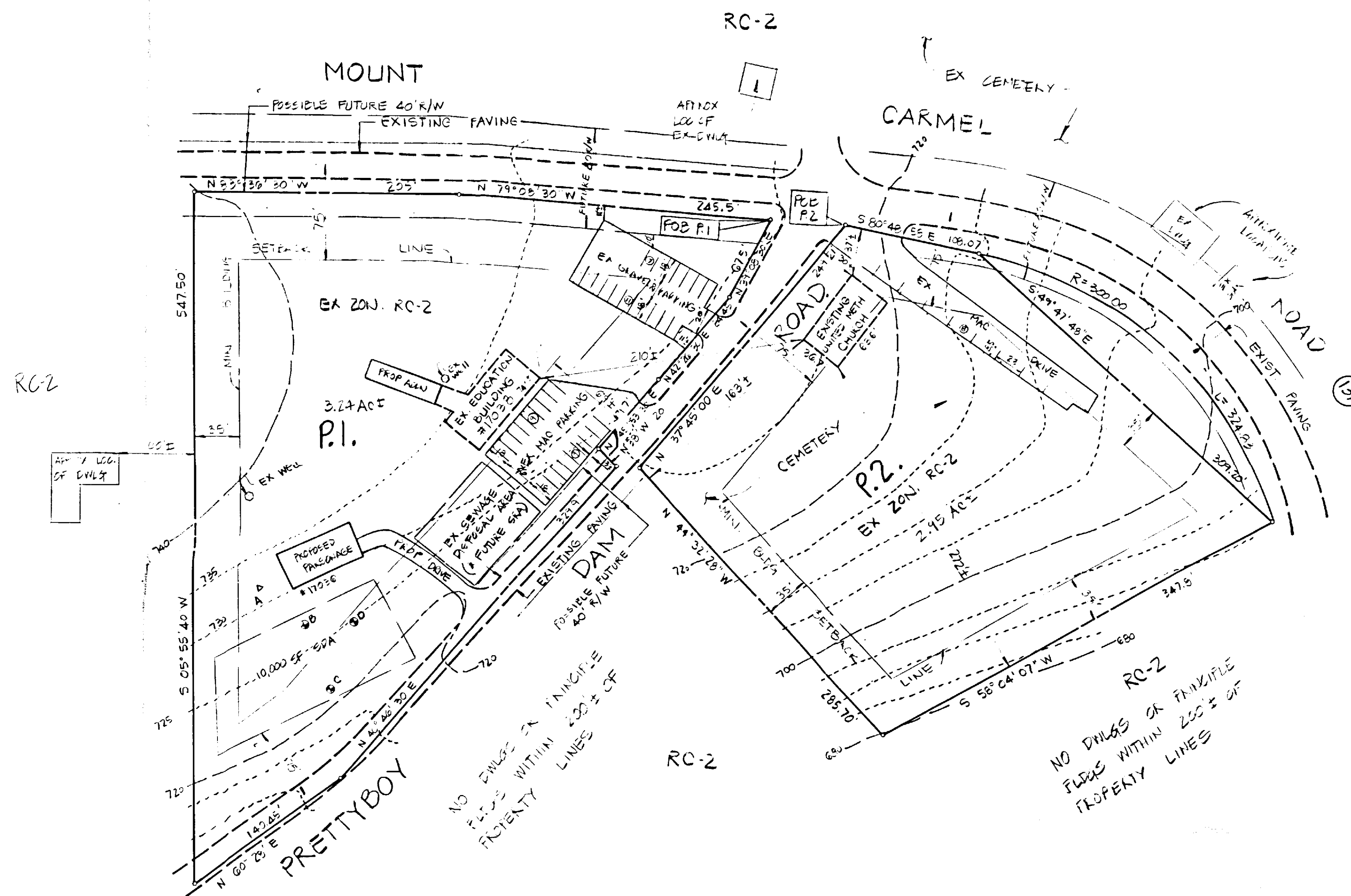
104.3--Any use which becomes or continues to be nonconforming which exists within the Chesapeake Bay Critical Area on or after the effective date of this subsection to provisions of Section 104.1 and Section 104.2, above, and to the provisions of Section 307.2, BCZR. [Bill No. 32, 1988.]

NOTES:

- 1) A VARIANCE WAS GRANTED NOV. 21, 1975 TO ALLOW FOR CHURCH SETBACKS OF 40' FROM THE E AND 60' IN LIEU OF 75' FROM BOTH MOUNT CARMEL RD & PRETTYBOY DAM ROAD. (75-101-A)
2. THE BOUNDARY SHOWN HEREON AND DESCRIPTIONS INCLUDED ARE BASED ON SURVEYS PREPARED BY MR. C.A. MYERS & MR. CHARLES A. LOGAN.



VICINITY MAP
SCALE: 1"=200'



TABULATIONS

EXISTING ZONING	RC-2
PARKING:	
NO. SPACES REQ'D -	
EX. CHURCH (120 SEATS @ 1st/4 seats) = 30 spaces	
PROPOSED PARSONAGE	2 spaces
NO. SPACES EXISTING	44
NO. SPACES PROPOSED FOR PARSONAGE = 2 spaces	
HOURS OF OPERATION	CHURCH - SUN 11-12PM
	EDUC BLDG - M-F 1AM-3PM
	SUN 7AM-10AM
*PARKING SHALL BE SHARED	

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION &
VARIANCES AT

MOUNT CARMEL UNITED METHODIST CHURCH

5TH ELECTION DISTRICT BALTIMORE CO., MD
SCALE: 1"=60' DEC 13, 1983

REVISED JAN. 31, 1983
TO SHOW FUTURE 60' R/W
FOR MOUNT CARMEL RD.
AS PER CHA COMMENT.
REVISED EX. CHURCH
PARKING ACCORDINGLY

REVISED 2-5-83 TO DELETE
DIMENSIONS TO PROPOSED
BUILDINGS & IMPROVEMENTS

**PETITIONER'S
EXHIBIT 1**

REQUESTED SPECIAL EXCEPTION

REQUESTING A SPECIAL EXCEPTION TO
ALLOW FOR A CHURCH, SINGLE
FAMILY PARSONAGE, AND A FREE-
STANDING MULTIPURPOSE EDUCATION
CENTER & PROPOSED ADDITION.

REQUESTED VARIANCES

Petitioner requests a variance to the following:

- 1) Section 409.8A.2 to allow for an existing gravel parking lot.
- 2) Section 409.8A.C to allow for a twenty (20) foot aisle width in the gravel parking lot in lieu of the required twenty-two (22) feet.
- 3) Section 409.8B.4 to allow for a three (3) foot parking lot to future street right-of-way line setback for the existing macadam parking lot, in lieu of the required ten (10) feet.
- 4) Section 409.8A.6 to permit no required striping of spaces to allow for unstriped parking lots.

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 252-5820

Computed by: W.P. R. 7/8
Drawn by: W.P. R. 7/8
Checked by: W.P. R. 7/8
Job Number: 88-149

James W McKee Date
(Maryland Registered No 9012)